

Downtown Project.Maintenance Matrix

Area	Projects/Beautification/O&M	Importance	Status	Estimated Cost	Funding	Notes
Downtown District	Street Landscape	1	Annual	\$ 45,000.00	Public	This is spent annually on O&M
	Amenities-Benches	2	Ongoing	\$ 2,000.00	Public/Private	cost per - two purchased 2020 private funds
	Amenities-Trash/Recycling Street Containers	2	Ongoing	\$ 1,000.00	Public	cost per
	Bike Racks	2	Ongoing	\$ 1,000.00	Public/Private	cost per
	Planters	1	Ongoing	\$ 30,000.00	Public	graduated urn replacement-staggard slated to start 2021
	Lighting	2	Ongoing	TBD	Public	Replace both overhead and pedestrian poles as needed
	Holiday Décor	1	Annual	\$ 30,000.00	Public/Private	
	Wayfinding	Complete		\$ 80,000.00	Public	Final Cost \$79,451.00
	Banners		Annual	\$ 3,000.00	Private Banners/Public Install	Tulip Time and Arts Council banners-DDA pays install which is \$3,000 annually
	Implemented Social District	Complete		\$ 3,000.00		\$3,000 spent on signs, stickers and promo material
8th Street Infrastructure Assessment & Improvements Plan	1	Plan to be completed Early 2022	\$ 50,000.00	SZ	Plan to document and evaluate the existing public infrastructure and constructed elements along 8th Street from Lincoln Ave west to Pine Ave. Plan implementation 2+ years	

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Parking Lots/Decks	Public Parking	1	Ongoing	\$233,000.00	SA	Annual Operating and Maintenance Assessment
	Repaving Surface Lots	1	Ongoing	\$ 80,000.00	SA	One lot completed 2019 at \$100,000. One lot scheduled for fall 2022 estimated \$80,000.00
	Landscaping	1	Annual	\$ 30,000.00	SA	
	Parking lot/deck repair	1	Repair to be completed Fall 2021	\$ 30,000.00	SA	7th Street upper level deck repair
	EV Charging Stations	Complete		\$ 9,528.00	Public/SZ	Upgraded 4 EV Charging Stations 2019-Final \$10,000
	Parking Signage	Complete		\$ 50,000.00	Public	Final Cost \$49,980.00
	380 Space Parking Deck/20 Space Snowmelted Surface Lot	Complete		\$ 6 million +	Private/Public/ Brownfield TIF	

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West 8th Street	Civic Center Revitalization	Complete		\$17 million	Public/Private	
	Infill Projects-Mixed Use with snowmelt expansion	1	First Phase complete with 2nd phase in 2-5years	\$60 million	Private/Brownfield TIF	72 Residential Units and 66,158 square feet of retail completed.Addition 60 unit residential planned and additional commercial space
	Farmers Market Hours Expansion	Discontinued		\$ -		Monday Night Market discontinued as of May 2020
	Five story mixed use 55+ Senior Living Project with snowmelt expansion	1	2022 completion	\$8.5 million	Private/Brownfield TIF	212 River Avenue 21 residential units with 1st floor retail/office space
	Waterfront Holland	1	Ongoing			Three respondents for RFQ qualified to proceed to RFP Stage with formal proposals due January 2022

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East 8th Street	Future Infill Projects		N/A		Private	Privately Owned vacant property
	Student Housing/Parking		N/A		Private	Privately Owned vacant property
	Public restroom	Complete		\$ 195,000.00	Private/Public/ Brownfield TIF	Completed 2019
	Snowmelt Expansion Southside 7th St	1	Ongoing		Private/Public/ Brownfield TIF/SA	Completed 2019

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North Downtown	Eleven Unit Residential w/parking and snowmelt expansion	Complete	2018	\$1.5 million +	Private/Public/ Brownfield TIF/SA	
	Five story mixed use residential/commercial with snowmelt expansion	1	2023 completion	\$26.9 million	Private/Brownfield TIF	27 condos with garage space-159 S. River Avenue
	Future Recreation Area	1	5+ years	\$1.5 million	Private/Public/Brownfield TIF	Ice skating rink
	Nature Playscape/Playground	Complete		\$ 350,000.00	Private	Outdoor Discovery Center install on City property for public use
	Future Infill Projects/Mixed Use	1	10+ Years		Private/Brownfield TIF	
	6th Street Reconstruction	1	2023	\$4 million +	Public/Brownfield TIF	Total street reconstruction of 6th River to Columbia; including College Ave 6th to 8th. Snowmelt expansion
	Through Street Connection	1	2023-2028	\$3 million	Public/Brownfield TIF	Street extension north of College and 6th Street. Possibly 2,800' of new 2 lane/2 way road. Cost is approximately 1/2 utilities, 1/2 road improvements

KEY

Importance

1-Very Important

2-Important

Funding

Pulic-Public Funding Including Grants

Brownfield TIF-Brownfield Tax Increment Financing

SZ Smart Zone Captured Funds

SA-Special Assessment

Private-Private Investment